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ARCHITECTS**

March 6, 2006

City of Scottsdale
Planning and Development Department
7447 East Indian School Road, Suite 105
Scottsdale, AZ 85251

Attn: DRB Staff

**Subject: Sunterra Scottsdale Links Resort
16858 N. Perimeter Dr**

DRB Application Narrative

Dear Sir / Madam;

The following is presented to satisfy the DRB Application Questionnaire, Narrative submittal requirement. Please accept this narrative and formal submittal package in order to begin DRB review our project.

□ General Project Description

This project is 13.6 acres in three zoning districts (R5, C0, and OS) at the southwest corner of East Bell Road and North Perimeter Drive, west of the 101 loop. The project was completed in the mid-1990's per DR# 132 DR 1994 #3, designed as apartments, approved as timeshare under Use Permit #6 UP 1999.

Record documents indicate the entire property was calculated and approved within R5, however C-0 exists at the extreme east of the site and includes the existing reception and fitness buildings. Residential buildings lie exclusively in R5. OS exists to the south, is partially overlaid by a golf easement, and includes no existing improvements except abandoned tee boxes to the east and relocated tee boxes to the west.

The existing project is a fully developed, non-desert landscaped site consisting of (19) three story residential buildings with (12) timeshare units each, (1) single story 1800 SF reception building, (1) single story 2300 SF fitness building, (2) small pool areas that include spa pools, (2) 125 SF ramadas, (1) 240 SF guard house, all single story.

The existing use remains compatible with adjacent uses to the south (golf course recreation and hotel hospitality) and west (multi family apartment / time share). Low rise office remains to the north and east. The existing construction style remains compatible with the adjacent use to the west across the large drainage channel (three story apartment / time share, stucco and tile roofs with semi enclosed porches). More modern commercial designs exist to the south across the open space/golf course cart path and drainage, and to the east and north across Perimeter Drive and Bell Road. New construction will be compatible with the greater site, offering little or no character or obvious visible change to the adjacent properties.

New construction proposed with this submittal is for appurtenant recreation uses in conformance with the use permit as follows:

programming

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**7-UP-2006
3-28-06**

1. 8086 SF two story maintenance building with back office sales uses on the second floor, placed midway along the west property edge in the R5 zoning which includes demolition of existing parking and requires the relocation of an existing access easement,
 2. semi-enclosed trash compactor equipment within masonry enclosure and trellised cover,
 3. demolished spur parking area, replaced by open lawn and (4) BBQ areas,
 4. central BBQ and spa area adjacent to existing ramada, and
 5. primary recreation area including 1940 SF member services building with semi-detached bathhouse, feature pool area with snack bar, children's water play area, lawn terrace and ramada, tennis court and viewing area, BBQ ramada and lawn in C-0 and O-S zoning.
- ☐ **Access**
Gated vehicular and pedestrian access into the site are from the east at Perimeter Drive. An emergency access easement loop exists through the site (to be modified at the new maintenance/sales office building). Pedestrian access to site amenities is multi-directional.
 - ☐ **Parking**
Existing parking and drives are in compliance with City standards: 9' x 18' spaces, 11' accessible spaces with 5' aisles, 24' drives. Space count exceeds City requirements. One parking area is to be replaced by a lawn/BBQ area. Parking requirements are not increased with the new developments: facilities will not be used by other off-site guests or owners.
 - ☐ **Grading and Drainage**
No major site engineering is anticipated. New construction will not impact existing drainage patterns. Building finish floors are placed 24" above flood map levels.
 - ☐ **Water Supply/Wastewater Disposal**
Existing public water and sewer systems exist throughout the site and will be utilized for added minor project loads, including laundry facilities. Existing City easements and will not be altered.
 - ☐ **Vegetation and Landscaping**
All areas of the current site are developed and landscaped. The maintenance and sales building will require minor landscaping to blend the building with the ground plane. The abandoned portion of the easement will be landscaped using a palette of plant materials complementary to that used on the existing property.
 - ☐ **Exterior Site Lighting**
Lighting schemes and fixtures of the existing property will be duplicated, as allowed by the City according to the preliminary electrical engineering documents within this submittal.
 - ☐ **Utility Connections**
Water, sewer, electric, and gas exist on site. New construction will utilize these existing services.
 - ☐ **Architectural Design and Details of the Project**
Current architectural design is a southwest stucco modern with mission tile hipped roofs. New construction will closely mimic the existing building designs.
 - ☐ **Signage**
No new signage is anticipated except for on-site directional signage.
 - ☐ **Project Challenges**
Forseeable difficulties for the current project areas include limits placed on construction in the O-S zoning, and resolution of calculations required for the C0 zoning, if different than R5.

This concludes our DRB Application Narrative. If you require any additional information or clarifications, please contact us at your convenience.

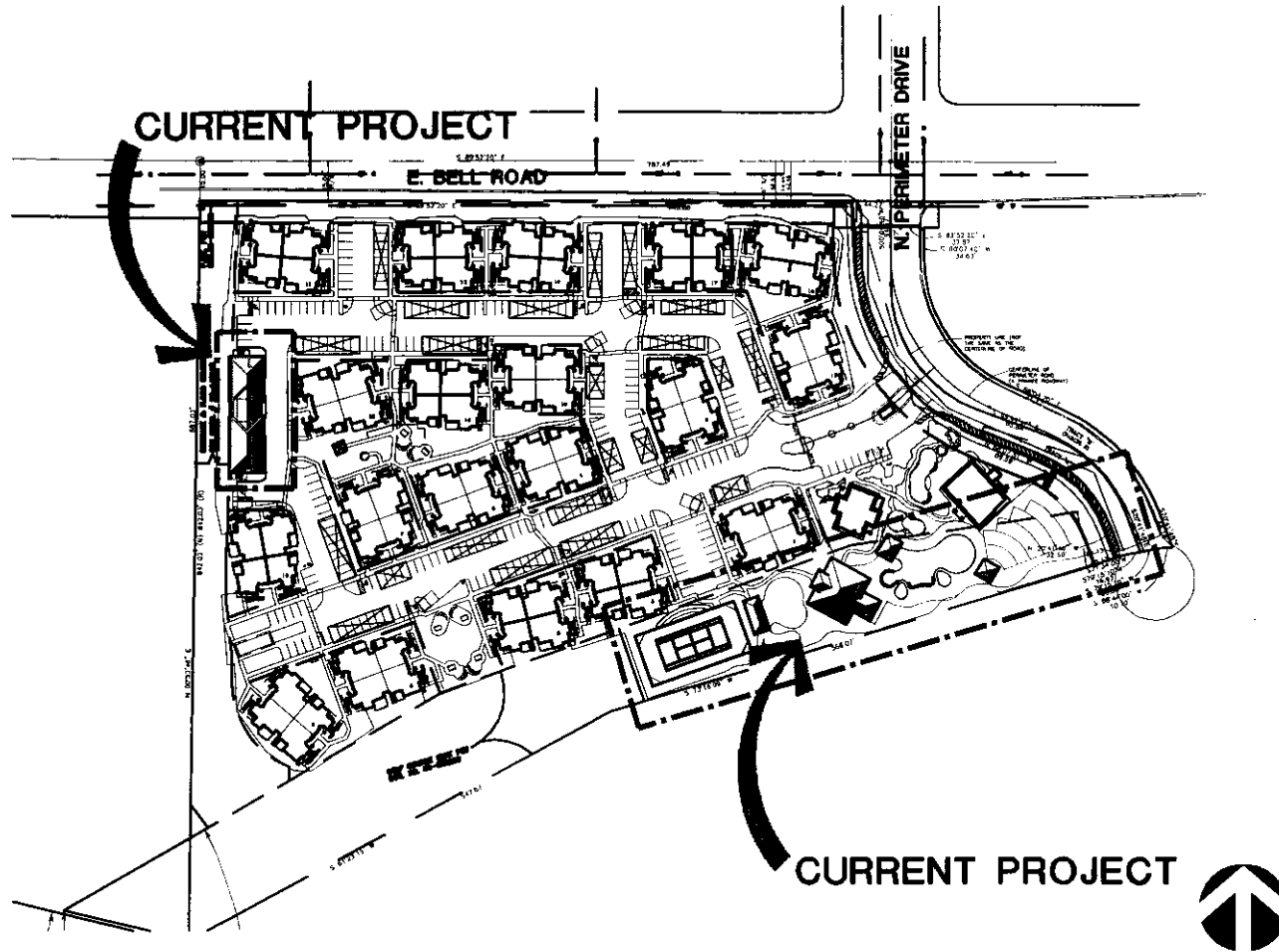
Sincerely,

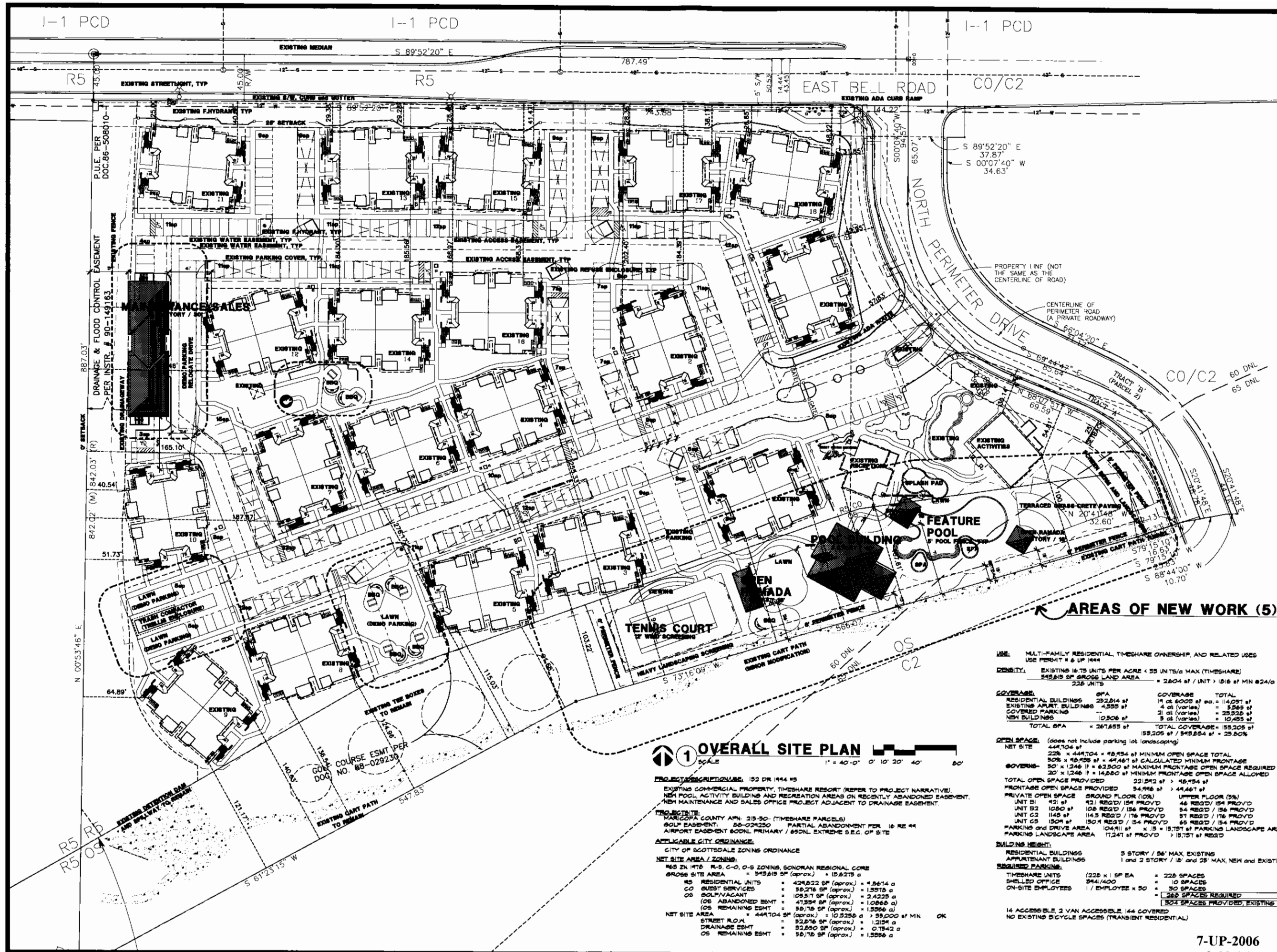


John Larowe, Architect
Project Manager
Weiss\Magness Architects, Inc.

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LOCATION MAP- Case 570-PA-2005

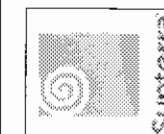




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**THE LINKS RESORT
 AT SCOTTSDALE T.P.C.**
 16858 N. PERIMETER DR.
 SCOTTSDALE, ARIZONA



Revisions Date



Project Number: 05055
 Date: 05-21-06
 Drawn By: JL
 Checked By: BLM
 Scale: 1" = 40'-0"
 Sheet Title: SCOTTSDALE LINKS
 OVERALL SITE PLAN

Sheet Number

DRB1.0

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 3-28-06